



Dene Shiel | Queens Road | Walbottle | NE15 8JB

Offers Invited £495,000

This is the first time the property has been offered to the market since it was built, having remained in the same family's ownership for the past 47 years.

Offering great potential for future development is this detached bungalow for sale, situated in the conservation area of Walbottle. Offering spacious and versatile accommodation, this property is ideal for families seeking comfort, privacy, and convenience, with the added benefit of no onward chain.

A generous layout includes two reception rooms, perfect for relaxing or entertaining. The kitchen is complemented by a utility room, providing extensive storage and functionality for daily living. The property features three well-proportioned bedrooms. The second bedroom boasts an en-suite, adding an element of luxury.

The family bungalow benefits from double glazing and gas central heating throughout, a spacious garden, offering a delightful space for outdoor dining, play, or gardening. The integral 40ft garage is the length of the property and has space for three vehicles, providing off-street parking or additional storage solutions.

Its favorable location ensures easy access to excellent public transport links, nearby schools, and a range of local amenities, catering to the varied needs of family life. Whether commuting to the City Centre, accommodating school runs, or enjoying the vibrant local community, this home offers an enviable combination of accessibility and tranquility.

An early viewing is highly recommended to appreciate everything this property has to offer in such a popular Newcastle location.

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Porch 8' 1" x 4' 6" (2.46m x 1.37m)
Door to hallway.

Hallway
Two storage cupboards.

Reception Room 16' 0" x 13' 3" (4.87m x 4.04m)
Double glazed window to the front and side, central heating radiator, and television points.

Second Reception Room 11' 3" x 13' 3" (3.43m x 4.04m)
Double glazed window to the side and central heating radiator.

Kitchen 12' 7" x 12' 4" (3.83m x 3.76m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 1/2 bowl stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with extractor hood over, eyelevel oven and grill, fridge, dishwasher, central heating radiator, and a double glazed window to the side.

Utility Room 12' 5" x 6' 11" (3.78m x 2.11m)
Fitted with base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for dryer, central heating radiator, tile flooring, door to garden and double glazed windows to the rear and side.

Bathroom/W.C
Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel bath with shower over, central heating radiator and a double glazed window.





Bedroom One 15' 0" (Including Wardrobes)' x 12' 4" (Including Wardrobes) (4.57m x 3.76m)

Double glazed window to the front and side, central heating radiator and fitted wardrobes.

Bedroom Two 11' 7" (Including Wardrobes) x 9' 8" Max (3.53m x 2.94m)

Double glazed window to the side and rear, central heating radiator and fitted wardrobes.

Ensuite

Fitted with a low level W.C, wall mounted wash hand basin, double shower cubicle, central heating radiator, tiled walls, and a double glazed window

Bedroom Three 8' 5" x 7' 8" (2.56m x 2.34m)

Double glazed window, storage cupboard and a central heating radiator.

Externally:

Large front garden which is mainly laid to lawn with spacious driveway providing off street parking for multiple vehicles, steps up to main entrance. Side gardens to both sides of property and an enclosed rear garden with paved patio area.

Garage 40' 0" Max x 12' 6" Max (12.18m x 3.81m)

Door Width 7' 5" (2.26m)

Power, lighting, and water supply.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains-Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway/On Street Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: D

WD8189.BW.AF.29/10/2025 V.1.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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